

Fresno General Plan and Development Code Update

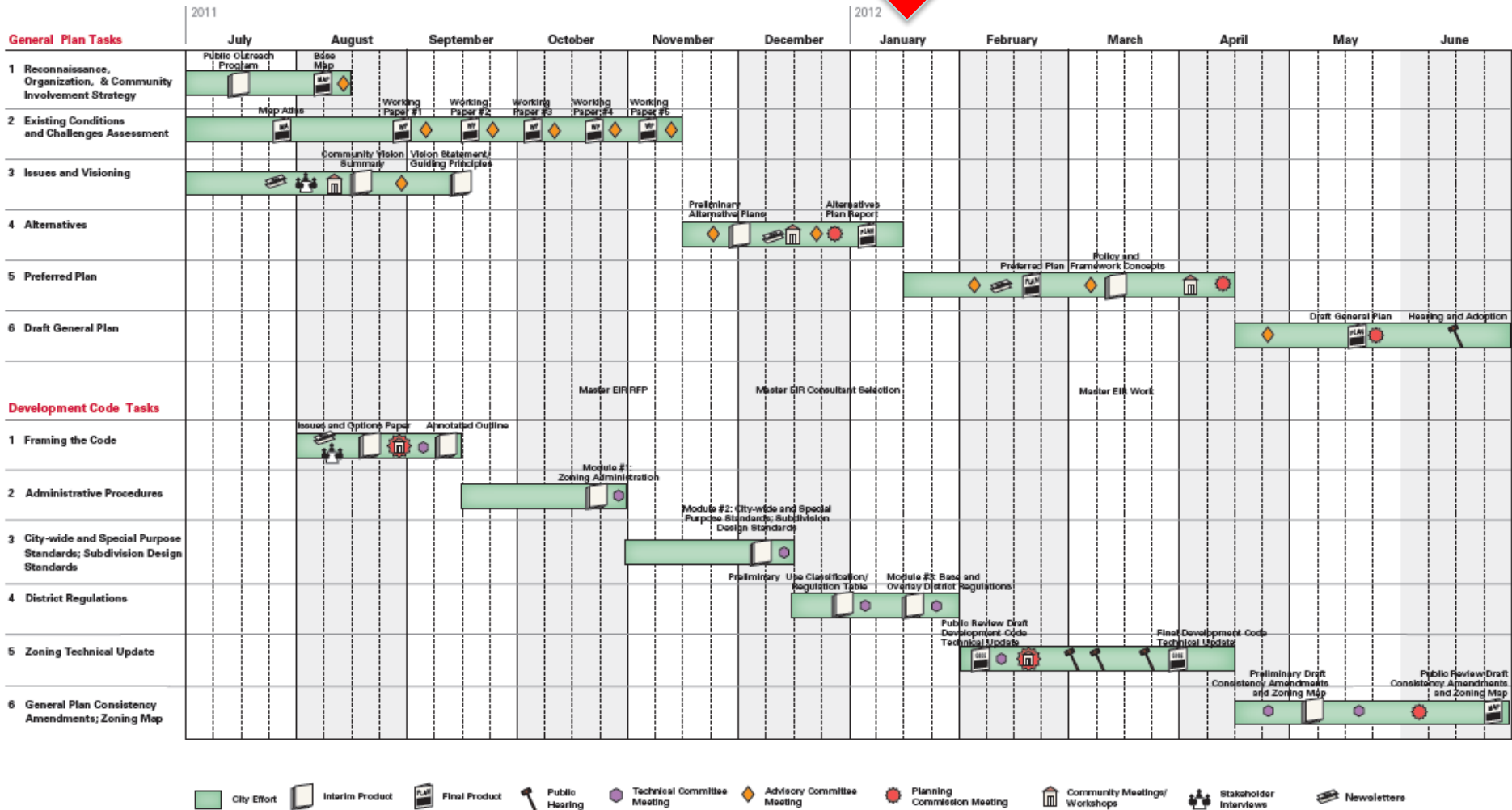
Planning Commission Workshop



Workshop

January 11, 2012

Project Timeline



GPCC & Community Workshop Schedule

(Visit www.Fresno.gov/NewPlan for complete schedule)

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GENERAL PLAN & DEVELOPMENT CODE UPDATE



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Get Involved/Public Meetings

To become involved or to submit comments, we encourage you to attend meetings or you may always email us.

All meetings are from 6:00 to 8:00 pm, with the exception of the City Council hearings which will be scheduled as a timed item on their regular Thursday agenda.

Meeting and workshop list, along with accompanying material:

Meeting	Date	Materials	Location
Planning Commission Workshop	Sept. 7, 2011	Presentation	Fresno City Hall, 2600 Fresno St., Council Chambers 93721

GPCC & Community Workshops – To Date

Planning Commission Workshop	Sept. 7, 2011	Presentation	Fresno City Hall , 2600 Fresno St., Council Chambers, 93721
Orientation & Vision	Sept. 15, 2011	Presentation Agenda	Edison High School , 540 E. California Ave., 93706
Economic Development	Sept. 20, 2011	Presentation Agenda	Fresno High School , 1839 N. Echo Ave., 93704
Urban Form: Part I	Oct. 18, 2011	Presentation	Wesley Methodist United Church , 1343 E. Barstow Ave., Fresno, 93710
Urban Form: Part II	Nov. 1, 2011	Presentation	Pinedale Elementary School , 7171 N. Sugar Pine Ave., 93650
Healthy Communities	Nov. 10, 2011	Presentation	Hinton Community Center , 2385 S. Fairview Ave., 93706
Transportation	Nov. 21, 2011	Presentation	Ted C. Wills Center , 770 N. San Pablo Ave., 93728
Resource Conservation	Dec. 8, 2011	Presentation	Ewing Elementary School , 4873 E. Olive Ave., Fresno, 93727
Planning Commission Preliminary Conceptual Alternatives	Jan. 11, 2012		Fresno City Hall , 2600 Fresno St., Council Chambers, Fresno, 93721

GPCC & Community Workshops – Upcoming

**Conceptual Plan
Alternatives** Jan. 24, 2012

[Hoover High School](#),
5550 N. First St., Fresno,
93710

**City Council Briefing on
Preferred Plan Selection** Feb. 16, 2012

[Fresno city Hall](#), 2600 Fresno
St., Council Chambers,
Fresno, 93721

Report on Plan Selection Feb. 22, 2012

[McLane High School](#),
2727 N. Cedar Ave., 93703

Policy & Framework Mar. 28, 2012

[Bullard High School](#),
5445 N. Palm Ave., 93704

**Planning Commission
Policy & Framework** Apr. 4, 2012

[Fresno City Hall](#),
2600 Fresno St., Council
Chambers, 93721

General Plan Outline Apr. 25, 2012

[Sunnyside High School](#),
1019 S. Peach Ave., 93727

City Council Plan Briefing Apr. 26, 2012

[Fresno City Hall](#),
2600 Fresno St., Council
Chamber, 93721

**Planning Commission
Draft General Plan** May 23, 2012

[Fresno City Hall](#),
2600 Fresno St., Council
Chamber, 93721

**Planning Commission
Plan Adoption** June 6, 2012

[Fresno City Hall](#),
2600 Fresno St., Council
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**City Council Draft General
Plan** June 21, 2012

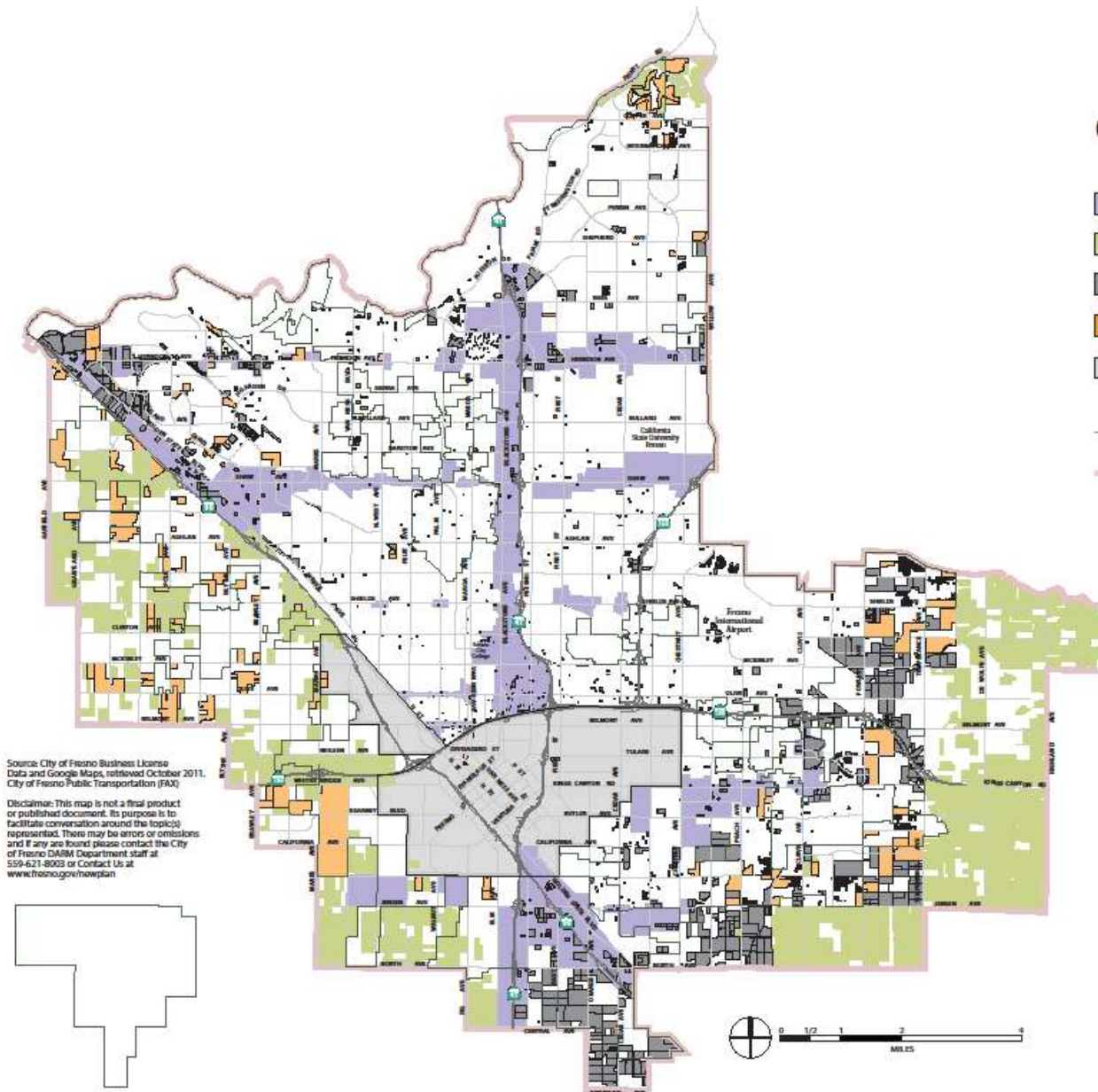
[Fresno City Hall](#),
2600 Fresno St., Council
Chamber, 93721

**City Council Plan
Adoption** June 28, 2012

[Fresno City Hall](#),
2600 Fresno St., Council
Chamber, 93721

Opportunity Sites

-  Potential Revitalization Corridors
-  Growth Areas
-  Infill Vacant
-  Tentative Maps
-  Downtown Plans
-  City Limits
-  Sphere of Influence



The Sketch Plan Alternatives

A - *Boulevard Plan*



B - *Growth Areas Plan*



C - *Expanded Boundary Plan*



D - *Hybrid Plan*



Assessing Alternatives- Vision & Principles

City Building

- Balanced growth.
- Water supply stewardship
- Develop jobs
- Enhance quality of life
- Celebrate diversity
- Support resilience

Land Use and Urban Form

- Provide choice in neighborhood type and design
- Plan for neighborhoods, not subdivisions.
- Explore new structural ideas
- Honor the past; support existing neighborhoods
- Take advantage of natural resources as form-giving elements

Growth and Development Potential

- Accommodate future growth
- Recognize the value of compact development Attract new talent
- Conserve irreplaceable assets.
- Avoid oversaturation

Transportation

- Create “Complete Streets”
- Address deficiencies in citywide circulation.
- Support regional links

Public Facilities and Services

- Cure existing deficiencies. Meet future needs.
- Emphasize conservation, reuse, and recycling.
- Partner with providers to ensure high quality and efficient service

Environmental Resources and Hazards

- Recognize and protect resources.
- Avoid hazards
- Minimize impacts
- Improve air quality

Assessing Alternatives- Guiding Policies

Create Compact and Complete Neighborhoods

- Help Existing Neighborhoods Evolve into Compact Communities
- Require that New Development become Compact
- Customize Urban Form/Compact Community Implementation
- Clarify Compact Community Characteristics
- Establish Incentives for Compact Community Development

Enhance Connectivity Throughout Fresno

- Improve Connectivity In and Between Neighborhoods
- Link open space and recreation areas
- Link compact communities to open space and recreational areas
- Link Fresno's urban development to the region's agricultural commitment

Retain What Residents Value Most

- Reinforce Fresno's Downtown Core
- Preserve historic resources and urban artifacts

Assessing Alternatives- Implications

- Impacts on successful downtown revitalization
- Impacts on successful neighborhood revitalization and “completion”
- Fiscal impacts on long term municipal financial sustainability
- Economic development investment incentives that can be offered by the City
- Economic prosperity and job creation- location of employment centers
- Water, energy, farmland resource consumption and long term costs
- Environmental quality issues
- Impact on the ability to provide a healthy community
- Multi-modal mobility impacts, both private and public
- Demand created by Fresno metro area for additional residential and commercial uses being met by unincorporated community development and development in other cities
- Lifestyle preservation and enhancement

Assessing Alternatives- Approach

Anticipated Approach to Alternatives Evaluation from Dyett & Bhatia

- Identify and Categorize Opportunity sites
- Refine alternative concepts based on Committee and staff input
- Compare scenarios using GIS and do buildout calculations
- Reality check
- Calculation of public uses
- Additional comparisons
- Transportation and fiscal evaluation
- Comparison against evaluation criteria

SB375 and Other Possible Assessment Measures & Performance Indicators

FCOG and Recommendations to FCOG:

- Travel Indicators – VMT, Commute Modes, Bike/Walk Trips, Transit Trips Per Capita
- Health Indicators – Per Capita GHG, Smog Forming Pollutants, Impervious Surface
- Resource Conservation Indicators – Acres of Different Types of Land Consumed
- Energy Use – Total Energy and Water Consumed
- Equity – Accessibility, Mobility, Reliability
- Housing & Employment – Density, Distance to Transit, Housing/Jobs Mix and Density, Affordability
- More Discreet Equity, Safety, Chronic Health, Land, Water, Access to Services, Economic and Cumulative Indicators

Rapid Fire Sketch Planning Impact Assessment Tool & Possible City-SC2 Development Assessment Tool

- Capital infrastructure costs
- Operations and maintenance costs for public works, police and fire, and community services
- City/jurisdiction tax and fee revenues
- Building program and market demand analysis
- Household costs for transportation and utilities
- Public health impacts and costs
- Building energy and water consumption, costs, and related GHG emissions
- Land consumption
- Vehicle miles traveled (VMT) and fuel consumption
- Transportation GHG and air pollutant emissions

Assessing Alternatives- Recommendations

Other vision concepts, guiding principles, policies, strategies, implications and evaluation criteria recommended by the GP Citizens Committee and Planning Commission

Build Out Potential – Concept A

Residential Analysis - Dwelling Unit Potential	Priority ?	Emphasizes Revitalization, Infill, and Transit Corridors within SOI – Reserves 3,200 Acres of Residential Land in Growth Areas for Beyond 2035
Total Dwelling Unit (DU) Capacity Goal of 112,149 – as per Page 5-53 Urban Form Working Paper		112,149
Mapped Tentative/Final Vacant Lots – Current estimated 14,000 lots approved on 2,500 plus acres	4	19,500 – (Assumes 50% of maps expire and are redesigned to yield 10 DU per acre)
Remaining Unmapped Residential Capacity Needed		92,649
Downtown /DT Neighborhoods – Per Downtown Plans - Moule and Polyzoides	1	11,000 (Full demand in FCSP & DNCP)
Infill		
• Non-DT-Non-Growth Area Infill / 1,862 acres available	3	9,310 (10 average du/ per net ac/ 50% of land available)
• Corridor/Center – Revitalization-Infill (2	15,134 (100% of CD+A UPLAN Model Run)
Total – Mapped, Downtown, Infill + Corridor/Center Revitalization/ % of SOI		54,944/49%
Growth Areas – Total 8,967 acres available - as per Page 5-53 Urban Form Working Paper		@ 10 Units Per Acre
West – 1760 acres – DU/% land developed	?	17,600/ 100%
Southwest – 1,736 acres – DU/% land developed	?	17,360/100%
North – 411 acres – DU/% land developed	?	4,111/100%
Southeast – 5,060 – DU/% land developed	?	18,134/36%
Expanded SOI – Green Field – 5,400 acres for residential in Concept C & 3,000 in Concept D		0
Total Growth Area + SOI - DU / %		57,205/ 51%

Build Out Potential – Concept B

Residential Analysis - Dwelling Unit Potential	Priority ?	Emphasizes Growth Area Development & Infill within SOI – Consumes Residential Land Available in SOI
Total Dwelling Unit (DU) Capacity Goal of 112,149 – as per Page 5-53 Urban Form Working Paper		112,149
Mapped Tentative/Final Vacant Lots – Current estimated 14,000 lots approved on 2,500 plus acres	3	17,000 – (Assumes 50% of maps expire and are redesigned to yield 8 DU per acre)
Remaining Unmapped Residential Capacity Needed		95,149
Downtown /DT Neighborhoods – Per Downtown Plans - Moule and Polyzoides	1	11,000 (Full demand in FCSP & DNCP)
Infill		
• Non-DT-Non-Growth Area Infill / 1,862 acres available	2	7,448 (8 average du/ per net ac/ 50% of land available)
• Corridor/Center – Revitalization-Infill (?	3,784 (25% of CD+A UPLAN Model Run)
Total – Mapped, Downtown, Infill + Corridor/Center Revitalization/ % of SOI		39,232 /35%
Growth Areas – Total 8,967 acres available - as per Page 5-53 Urban Form Working Paper		@ 8.13 Units Per Acre
West – 1760 acres – DU/% land developed	?	14,309 /100%
Southwest – 1,736 acres – DU/% land developed	?	14,114 /100%
North – 411 acres – DU/% land developed	?	3,341 /100%
Southeast – 5,060 – DU/% land developed	?	41,153/ 100%
Expanded SOI – Green Field – 5,400 acres for residential in Concept C & 3,000 in Concept D		0
Total Growth Area + SOI - DU / %		72,917/ 65%

Build Out Potential – Concept C

Residential Analysis - Dwelling Unit Potential	Priority ?	Emphasizes Continuation of Established Densities & Development Patterns in Growth Areas – Proposes SOI Boundary Expansion to the SW of 5,400 Acres for Residential
Total Dwelling Unit (DU) Capacity Goal of 112,149 – as per Page 5-53 Urban Form Working Paper		112,149
Mapped Tentative/Final Vacant Lots – Current estimated 14,000 lots approved on 2,500 plus acres	3	14,000 – (Assumes all maps build out as approved = 5.6 DU to the acre)
Remaining Unmapped Residential Capacity Needed		98,149
Downtown /DT Neighborhoods – Per Downtown Plans - Moule and Polyzoides	1	11,000 (Full demand in FCSP & DNCP)
Infill		
• Non-DT-Non-Growth Area Infill / 1,862 acres available	2	5,214 (5.6 average du/ per net ac/ 50% of land available)
• Corridor/Center – Revitalization-Infill (?	1,534 (10% of CD+A UPLAN Model Run)
Total – Mapped, Downtown, Infill + Corridor/Center Revitalization/ % of SOI		31,748 /28%
Growth Areas – Total 8,967 acres available - as per Page 5-53 Urban Form Working Paper		@ 5.6 Units Per Acre
West – 1760 acres – DU/% land developed	?	9,856 /100%
Southwest – 1,736 acres – DU/% land developed	?	9,722 /100%
North – 411 acres – DU/% land developed	?	2,302 /100%
Southeast – 5,060 – DU/% land developed	?	28,336 /100%
Expanded SOI – Green Field – 5,400 acres for residential in Concept C & 3,000 in Concept D	?	30,185 / 100%
Total Growth Area + SOI - DU / %		80,401 / 72%

Build Out Potential – Concept D

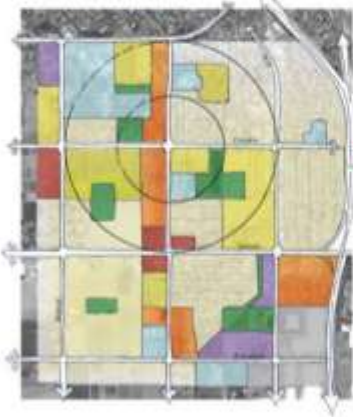
Residential Analysis - Dwelling Unit Potential	Priority ?	Is a Hybrid of Concepts A,B, & C – with an SOI Boundary Expansion to the SW of 3,000 Acres for Residential – and Reserves 3,200 Acres in SOI for Beyond 2035
Total Dwelling Unit (DU) Capacity Goal of 112,149 – as per Page 5-53 Urban Form Working Paper		112,149
Mapped Tentative/Final Vacant Lots – Current estimated 14,000 lots approved on 2,500 plus acres	3	14,000 – (Assumes all maps build out as approved = 5.6 DU to the acre)
Remaining Unmapped Residential Capacity Needed		98,149
Downtown /DT Neighborhoods – Per Downtown Plans - Moule and Polyzoides	1	11,000 (Full demand in FCSP & DNCP)
Infill		
• Non-DT-Non-Growth Area Infill / 1,862 acres available	2	5,214 (5.6 average du/ per net ac/ 50% of land available)
• Corridor/Center – Revitalization-Infill (?	11,350 (75% of CD+A UPLAN Model Run)
Total – Mapped, Downtown, Infill + Corridor/Center Revitalization/ % of SOI		41,564/37%
Growth Areas – Total 8,967 acres available - as per Page 5-53 Urban Form Working Paper		@ 8 Units Per Acre
West – 1760 acres – DU/% land developed	?	14,080/100%
Southwest – 1,736 acres – DU/% land developed	?	13,888 /100%
North – 411 acres – DU/% land developed	?	3,288 /100%
Southeast – 5,060 – DU/% land developed	?	15,329 /38%
Expanded SOI – Green Field – 5,400 acres for residential in Concept C & 3,000 in Concept D	?	24,000 / 100%
Total Growth Area + SOI - DU / %		70,585 / 63%

Alternative A - Boulevard Plan

West Growth Area



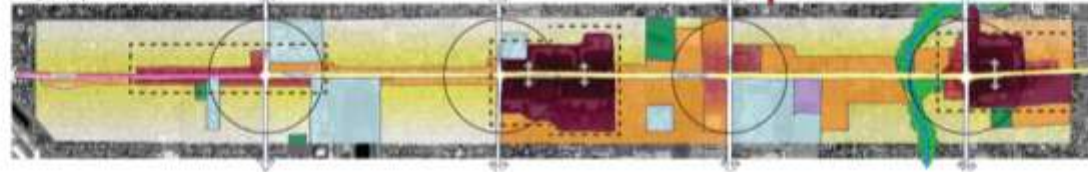
Southwest Growth Area



Blackstone Corridor



Kings Canyon Corridor



Main Characteristics

- Future density concentrated centrally to the corridors supporting transit routes
- Growth within the SOI
- Scattered neighborhood based parks
- Neighborhood cores as well defined "pulse points" on corridors and other locations
- Employment centers located near higher density residential areas and transit routes

General Plan Land Use

- Single-Family Residential (Low Density)
- Townhome Residential (Medium Density)
- Multi-Family Residential (High Density)
- Regional Commercial Mixed Use
- Corridor Commercial Mixed Use
- Neighborhood Commercial
- Public/Institutional
- Park/Recreation
- Office/Employment

Overlay Designations

- No-Action Overlay
- Main Street Overlay
- Highway/Open Space Corridor Overlay
- Employment Center Overlay
- Corridor District Overlay
- Walking Distance

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Fresno General Plan and
Development Code Update

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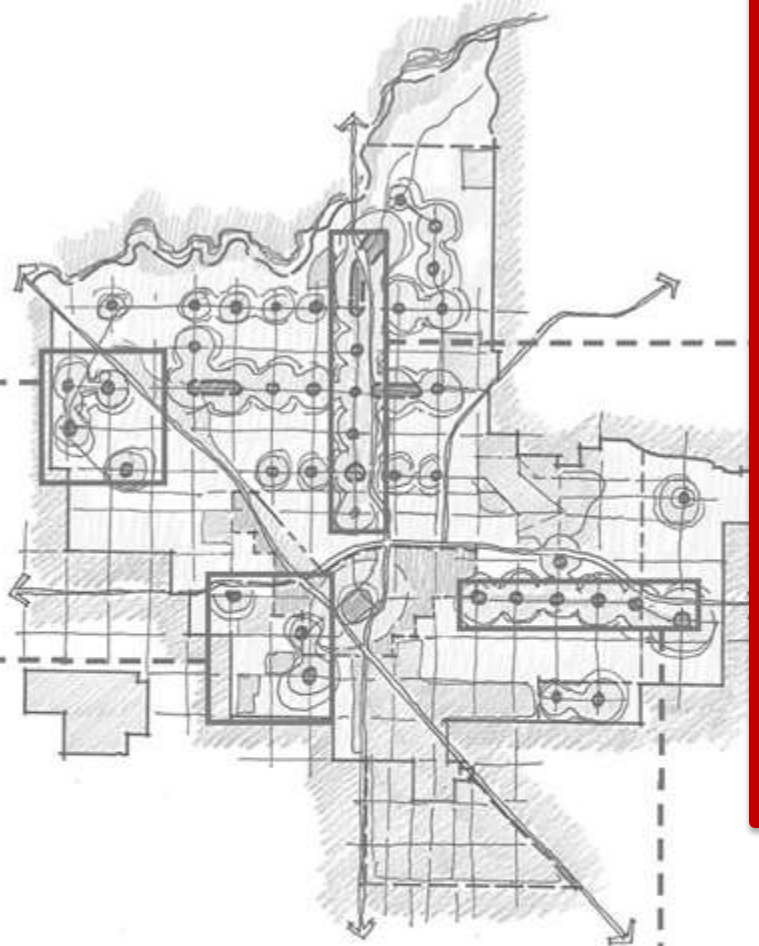
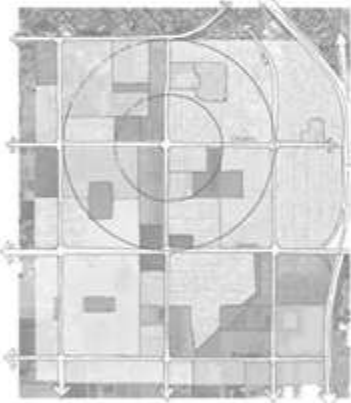
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Blackstone Corridor

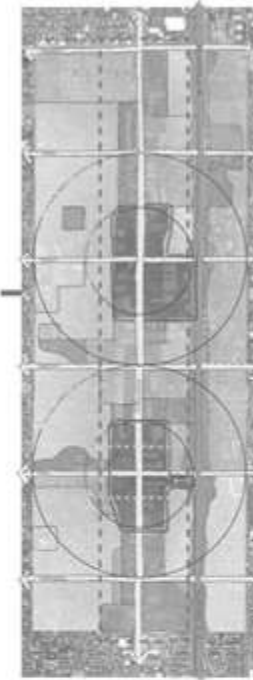
West Growth Area



Southwest Growth Area



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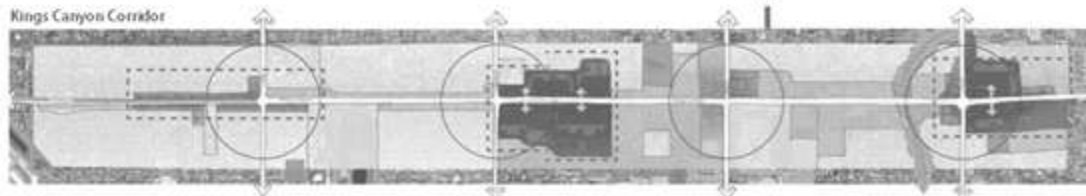
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- Neighborhood Commercial
- Public/ Institutional
- Parks/ Recreation
- Office/ Employment

Overlay Designations

- Revised Overlay
- Main Street Overlay
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- Corridor District Overlay
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Kings Canyon Corridor



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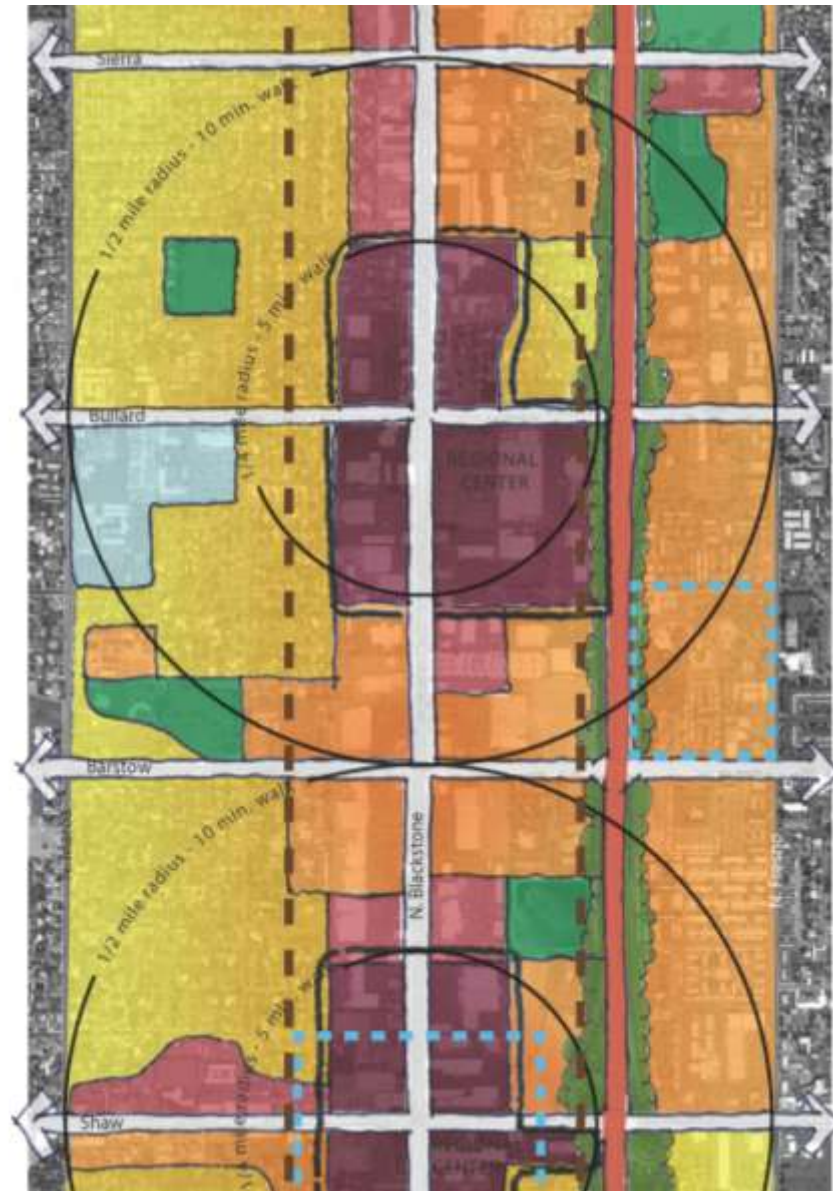
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Blackstone Corridor



Blackstone Corridor

Creating Neighborhood Cores

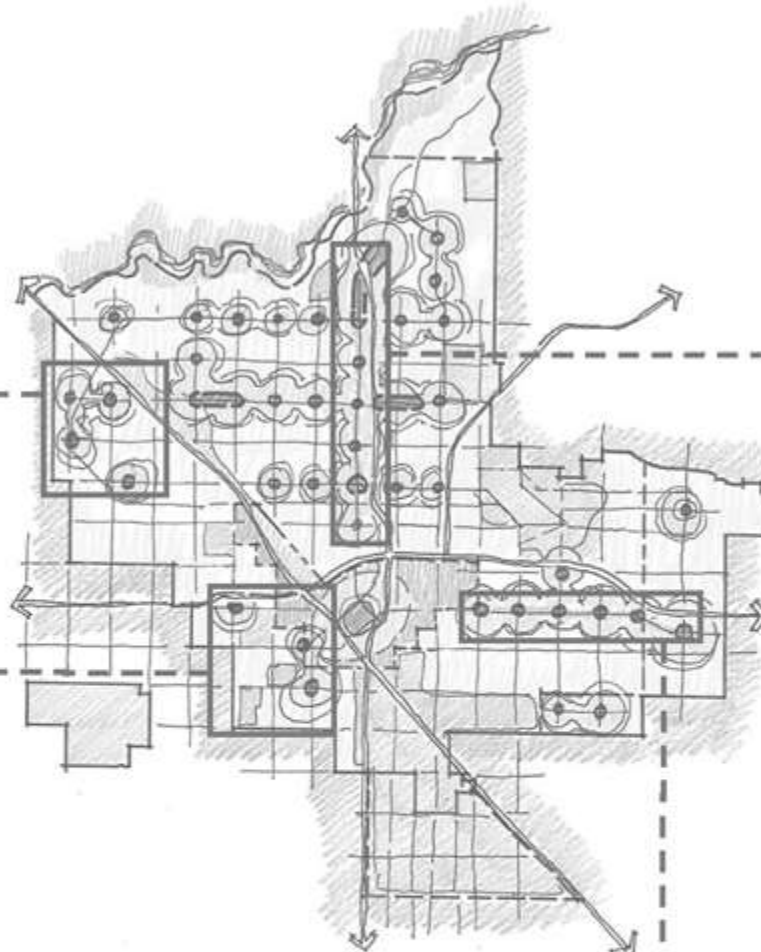
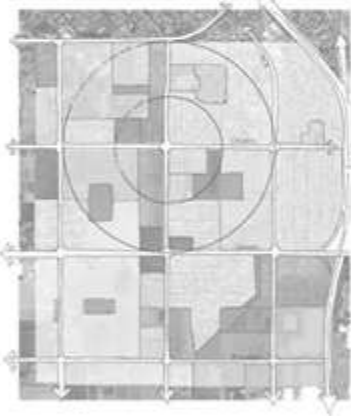


Kings Canyon Corridor

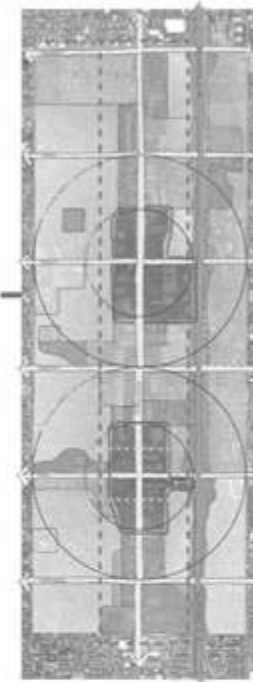
West Growth Area



Southwest Growth Area



Blackstone Corridor



Main Characteristics

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- Growth within the SOI
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- Employment centers located near higher density residential areas and transit routes

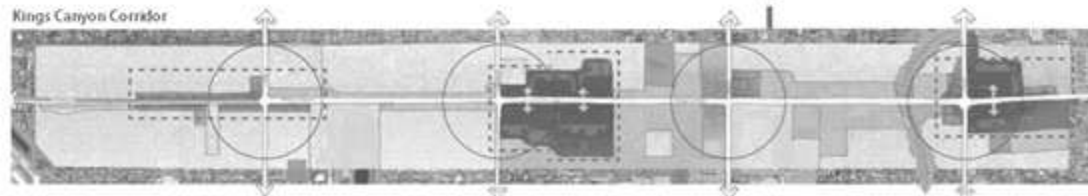
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- Neighborhood Commercial
- Public/ Institutional
- Parks/ Recreation
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Kings Canyon Corridor



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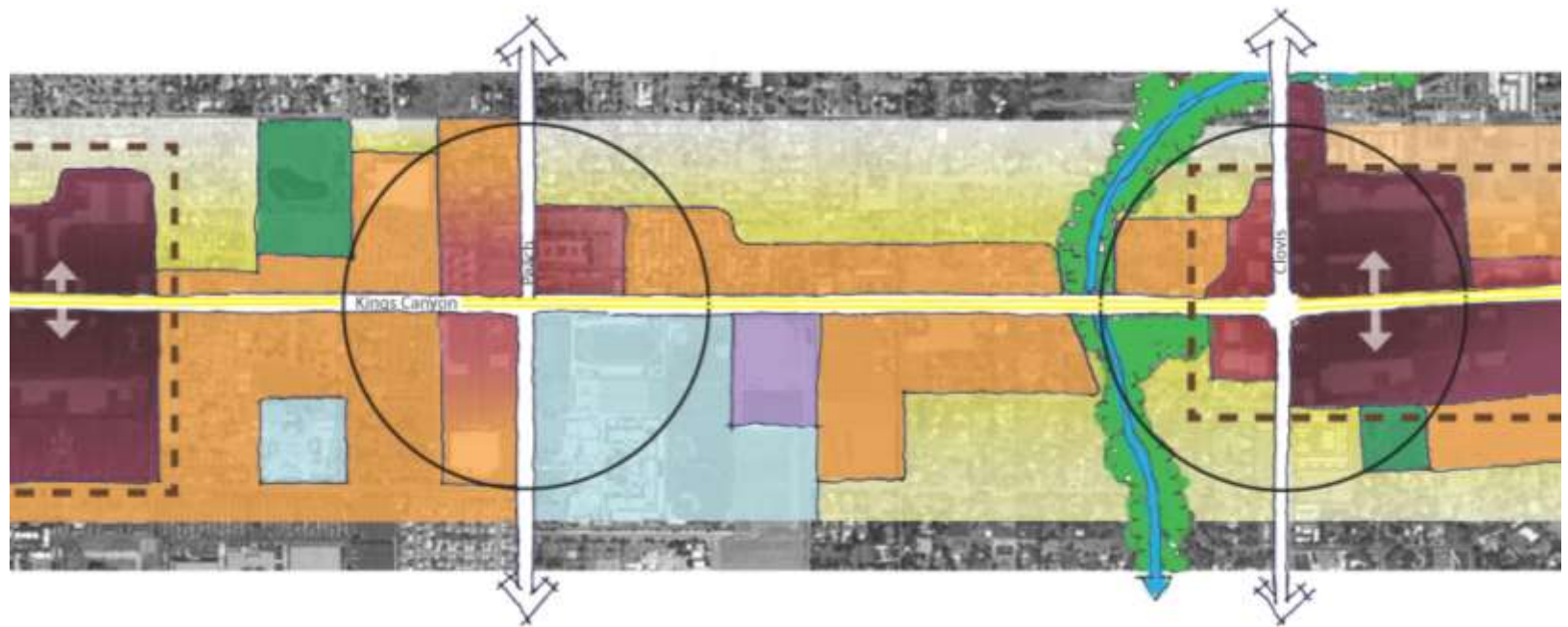
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Kings Canyon Corridor



Kings Canyon at South Clovis Ave

Creating a Neighborhood Core

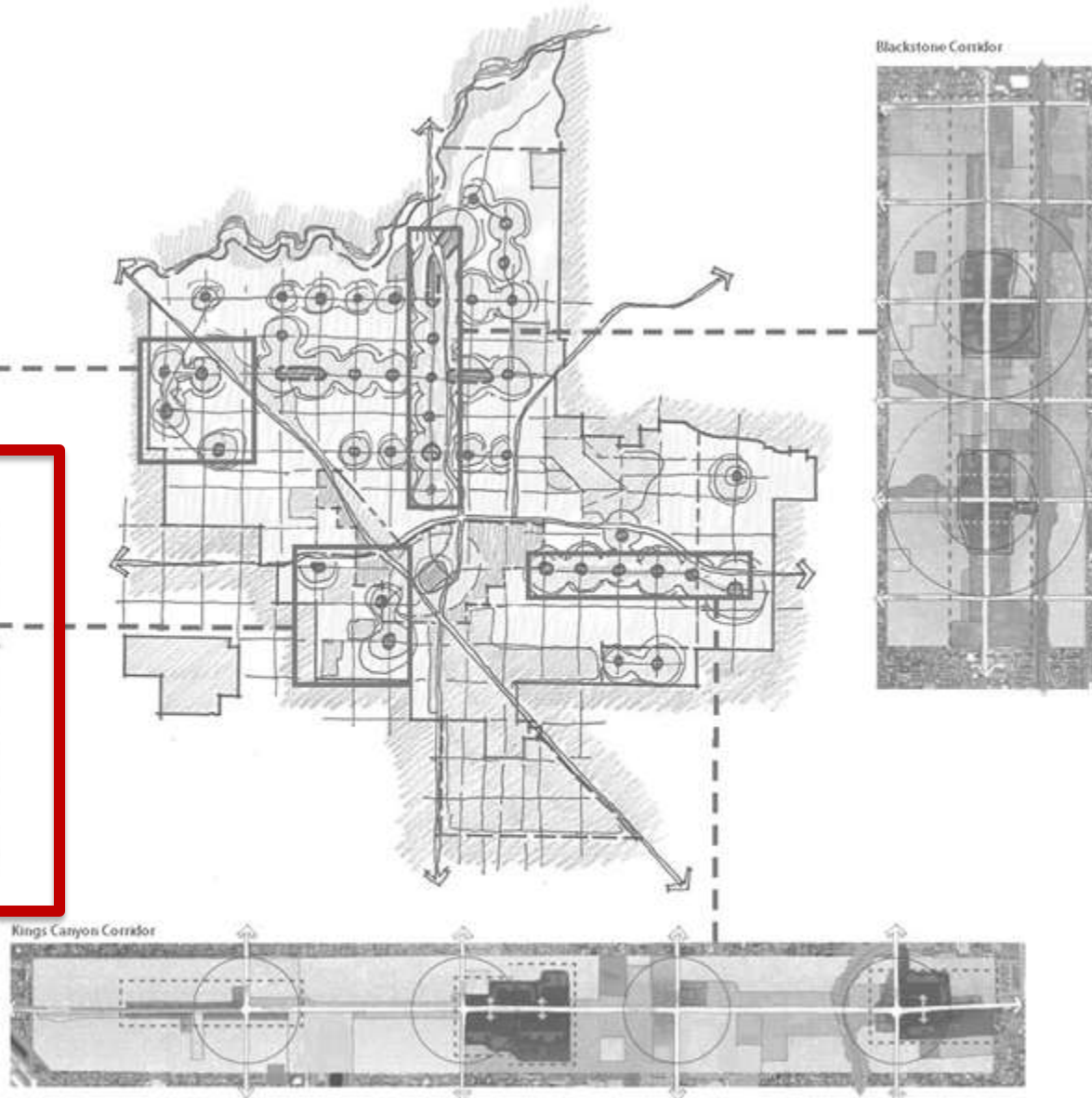
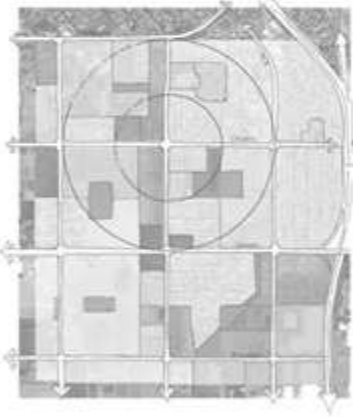


Southwest Growth Area

West Growth Area



Southwest Growth Area



Main Characteristics

- Future density concentrated centrally to the corridors supporting transit routes
- Growth within the SOI
- Scattered neighborhood based parks
- Neighborhood cores as well defined "pulse points" on corridors and other locations
- Employment centers located near higher density residential areas and transit routes

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Southwest Growth Area



Alternative B — Growth Areas Plan

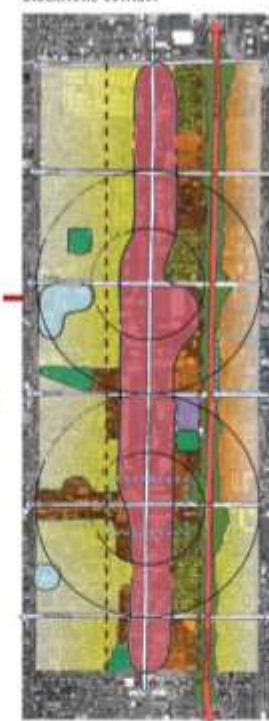
West Growth Area



Southwest Growth Area



Blackstone Corridor



Kings Canyon Corridor

Main Characteristics

- Future density concentrated in growth areas as compact communities
- Growth within the SOI
- Locates a "central park"
- New neighborhoods are focused in activity areas/complete communities
- Employment centers located near new complete communities and corridors

General Plan Land Use

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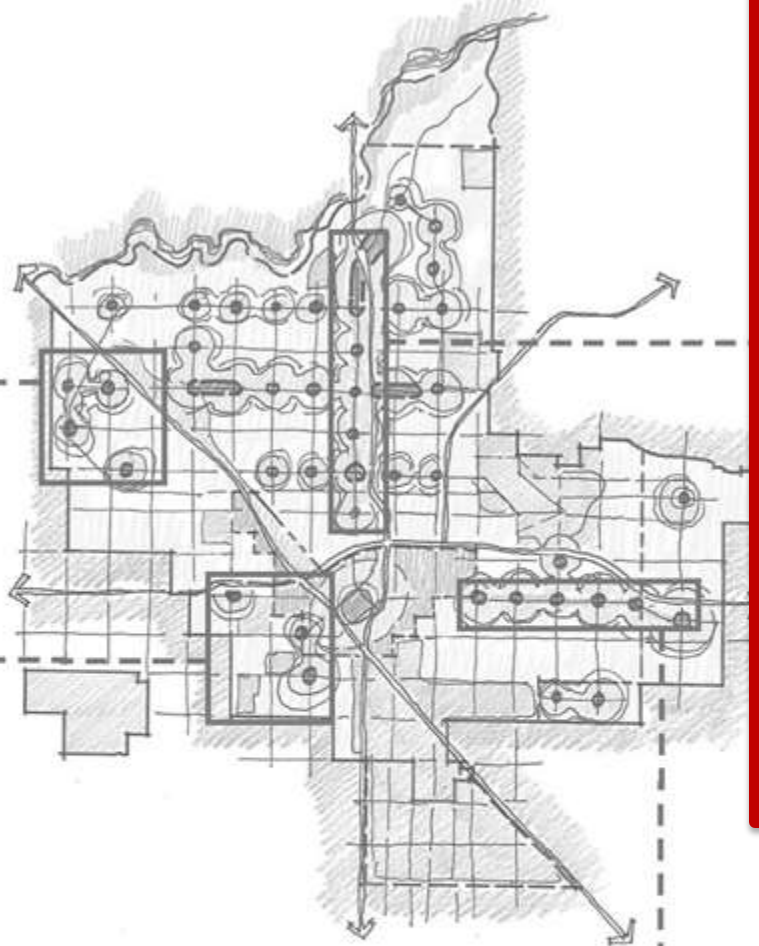
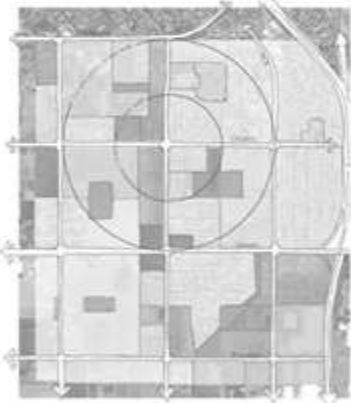
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Blackstone Corridor

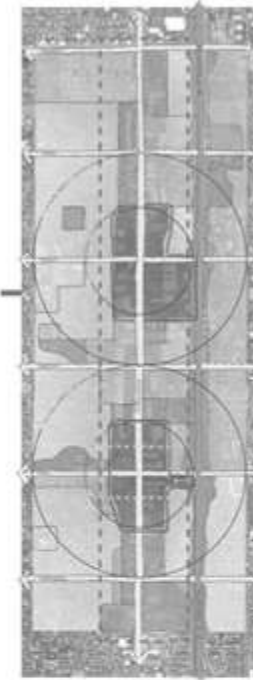
West Growth Area



Southwest Growth Area



Blackstone Corridor



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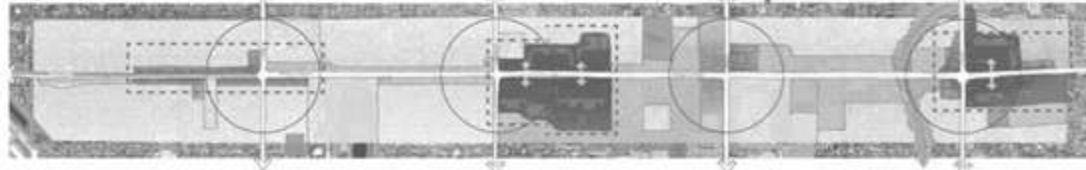
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Kings Canyon Corridor



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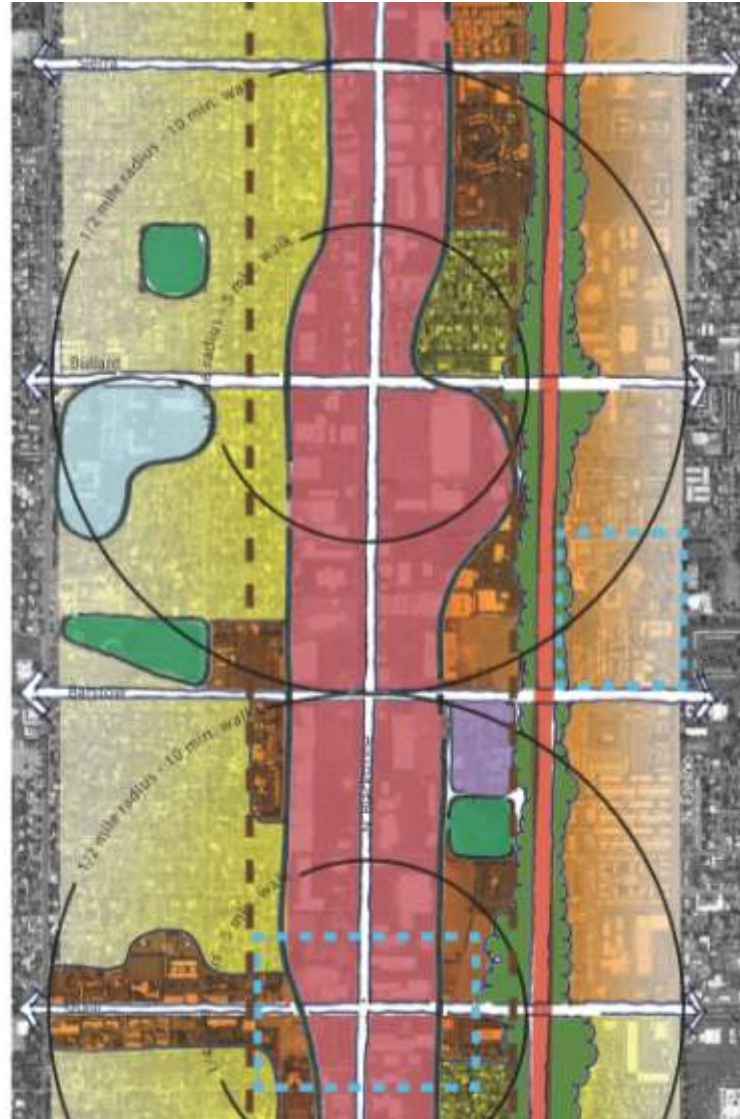
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Blackstone Corridor



Manchester Center

Building on Existing Infrastructure

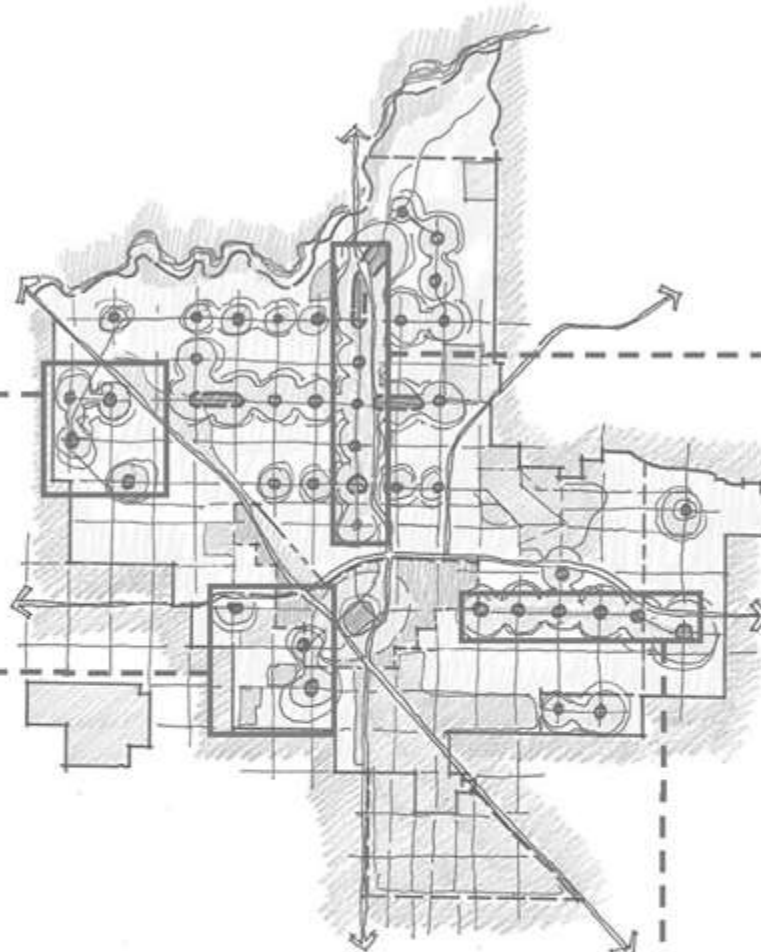
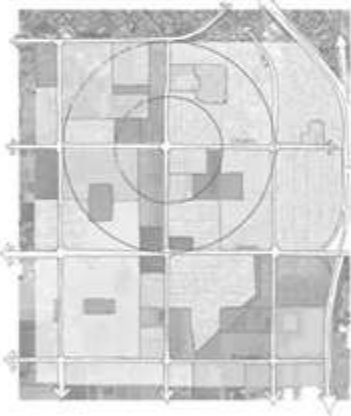


Kings Canyon Corridor

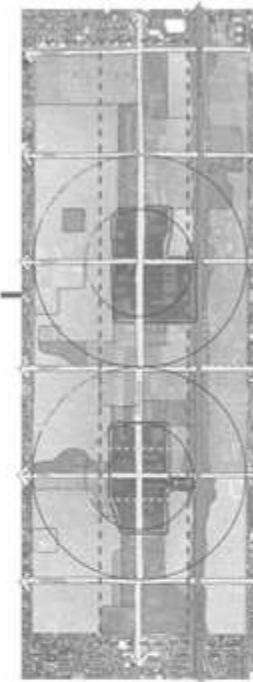
West Growth Area



Southwest Growth Area



Blackstone Corridor



Main Characteristics

- Future density concentrated centrally to the corridors supporting transit routes
- Growth within the SOI
- Scattered neighborhood based parks
- Neighborhood cores as well defined "pulse points" on corridors and other locations
- Employment centers located near higher density residential areas and transit routes

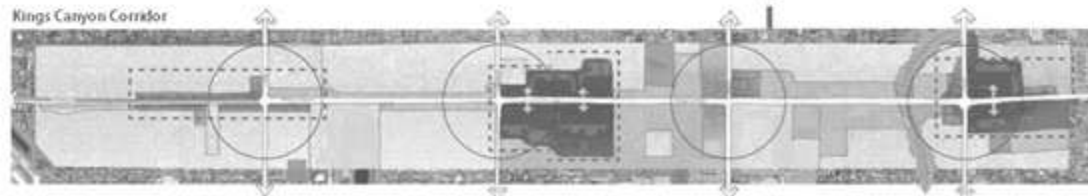
General Plan Land Use

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- Regional Commercial/Mixed Use
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- Neighborhood Commercial
- Public/ Institutional
- Parks/ Recreation
- Office/ Employment

Overlay Designations

- Boulevard Overlay
- Main Street Overlay
- Highway/ Open Space Corridor Overlay
- Employment Center Overlay
- Corridor District Overlay
- Walking Distance

Kings Canyon Corridor



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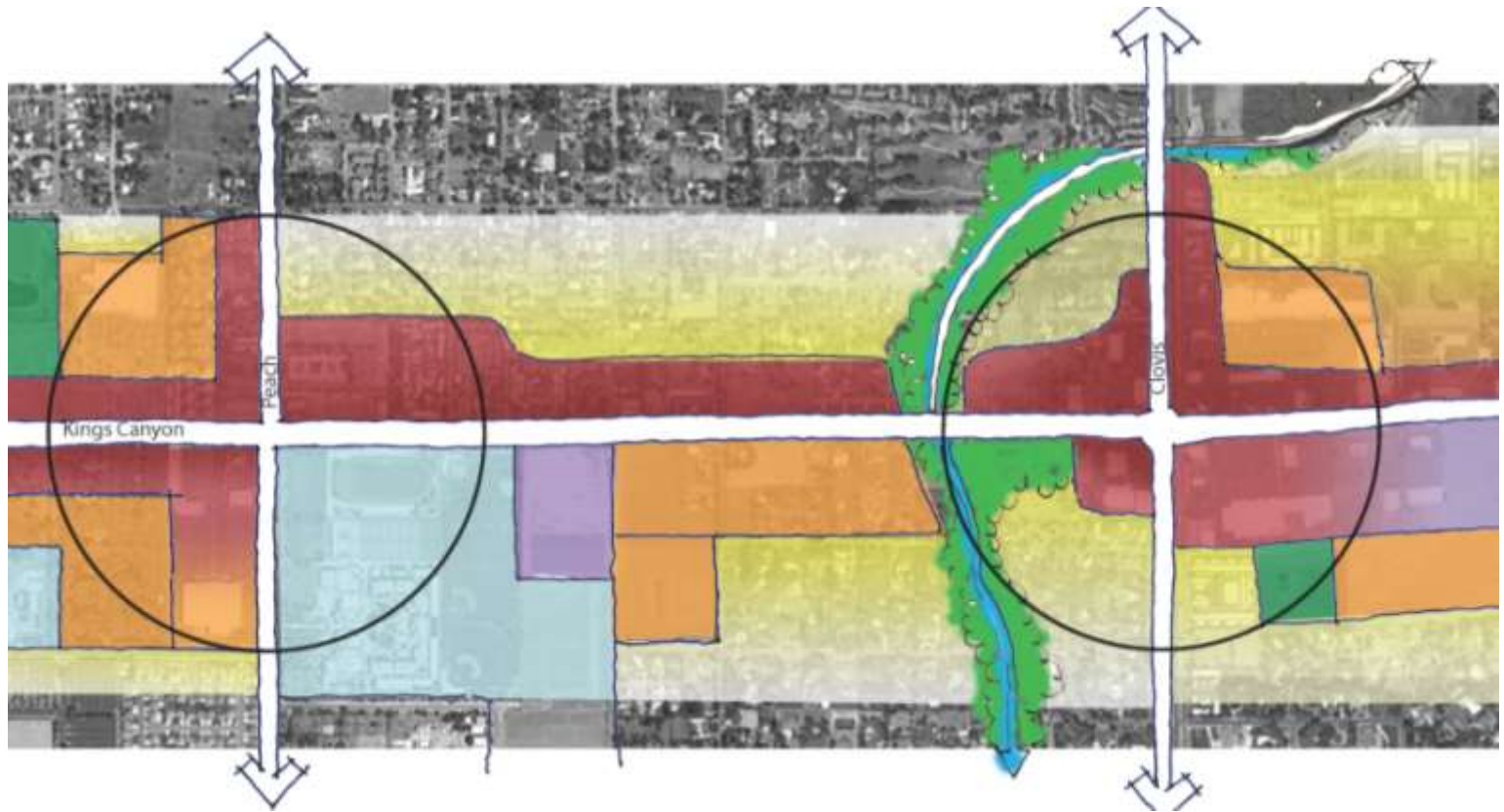
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Kings Canyon Corridor



Ventura Ave

A “Main Street” Approach

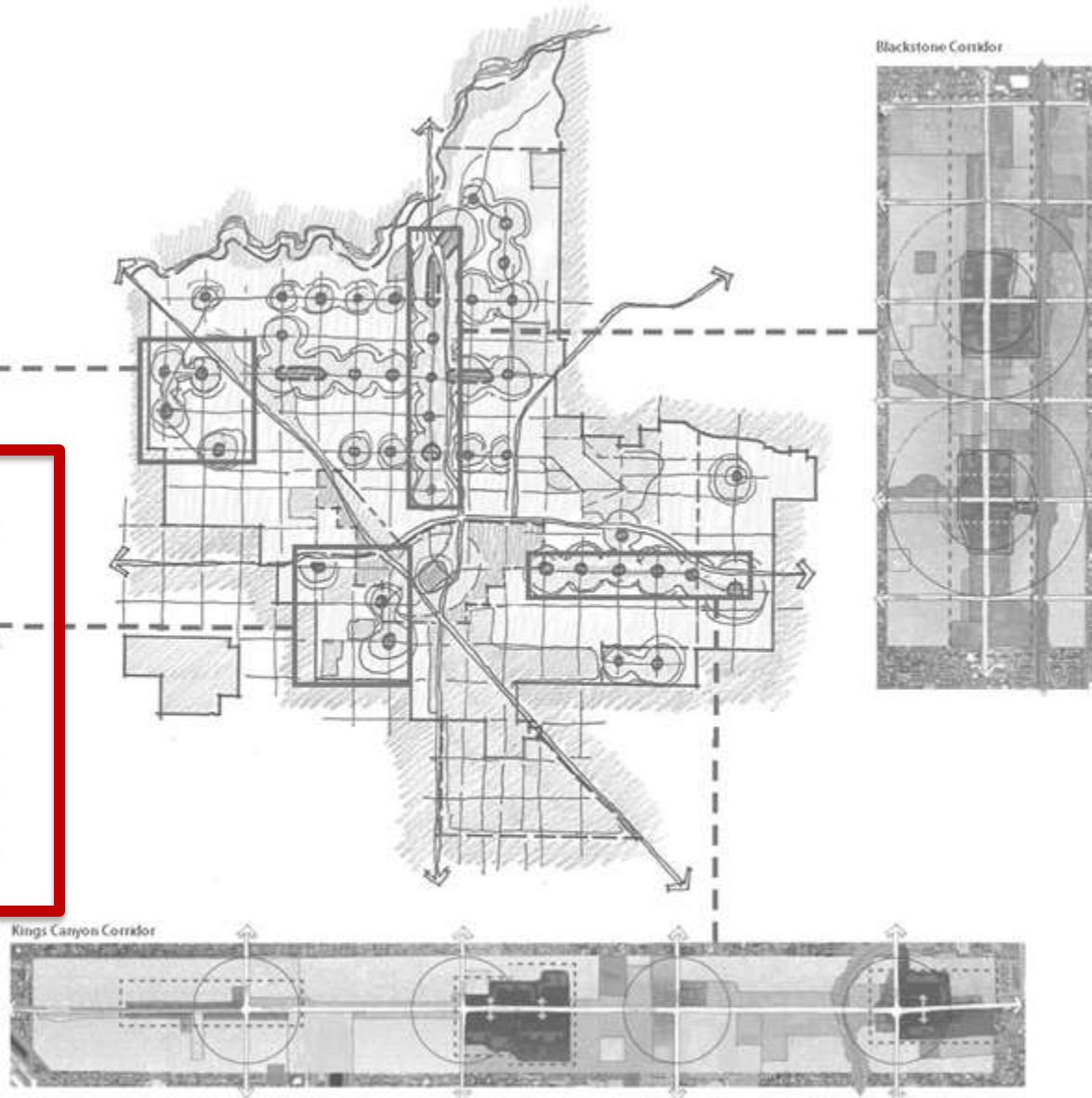
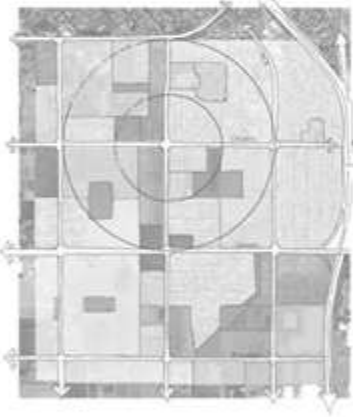


Southwest Growth Area

West Growth Area



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Overlay Designations

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Southwest Growth Area

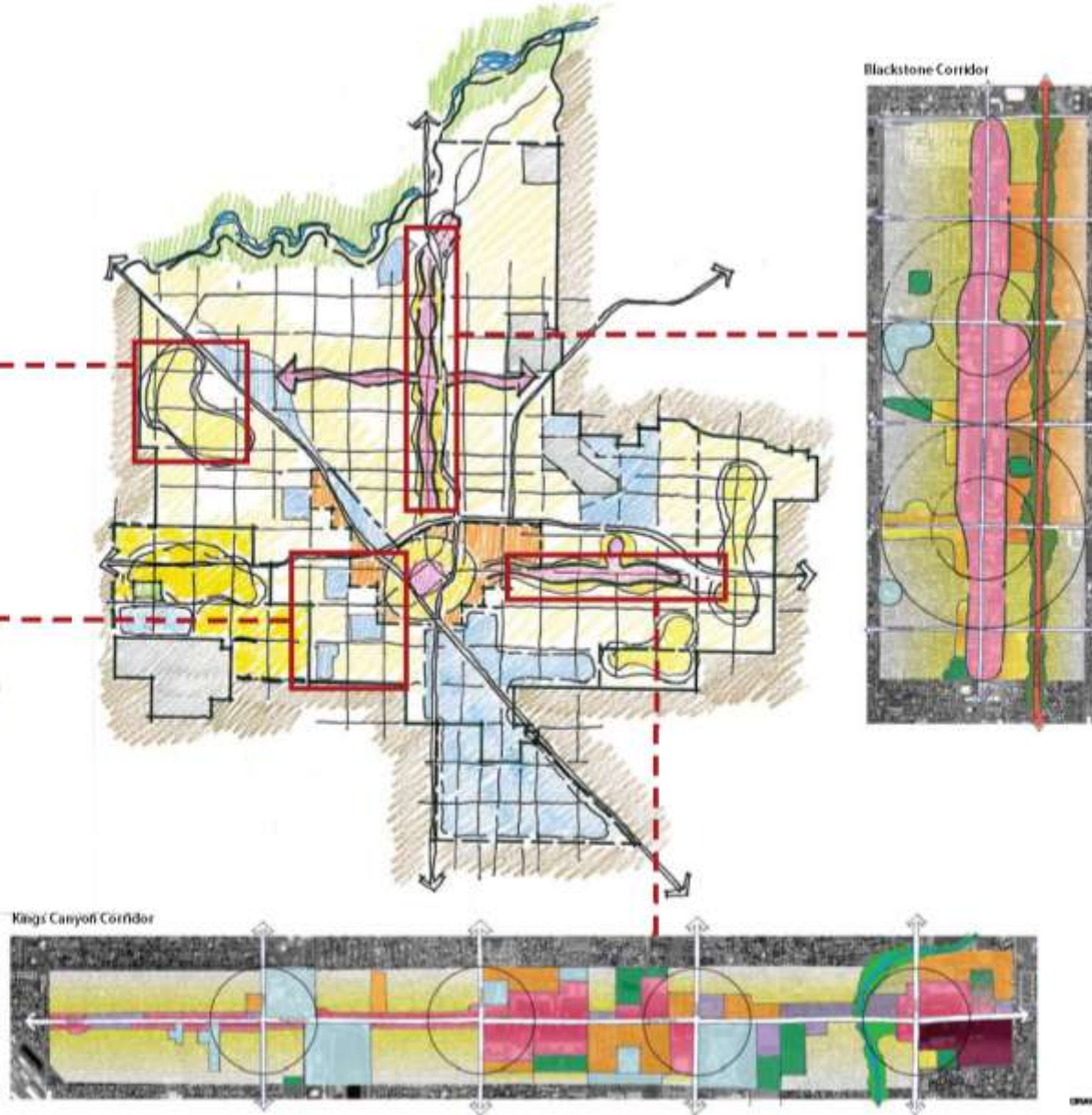
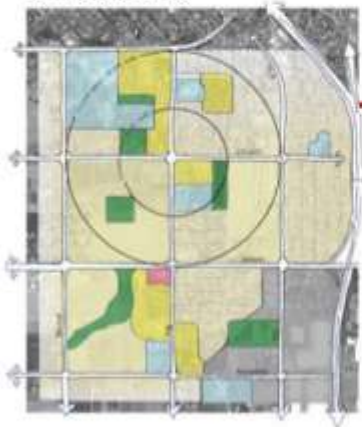


Alternative C — Expanded Boundary Plan

West Growth Area



Southwest Growth Area



Main Characteristics

- Future density evenly distributed in current patterns
- SOI expanded
- Parks and open space provided as current plan indicates
- New neighborhoods are designed as traditional subdivisions
- Employment centers located as current plan indicates

General Plan Land Use

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Overlay Designations

- No cleared Overlay
- Main Street Overlay
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- Corridor District Overlay
- Walking Distance

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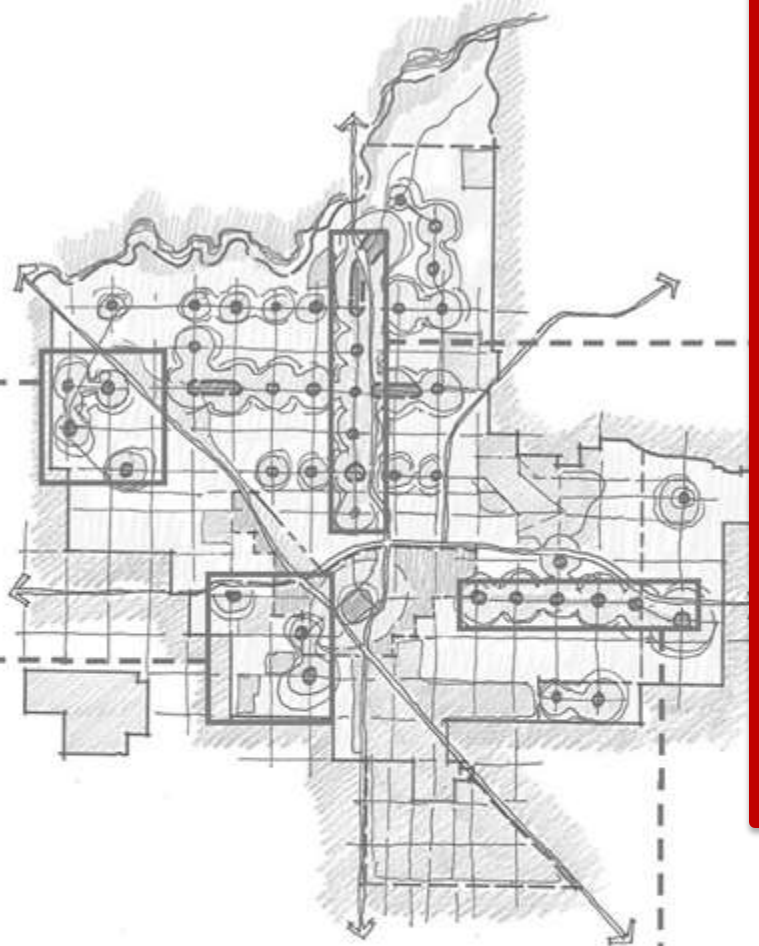
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Blackstone Corridor

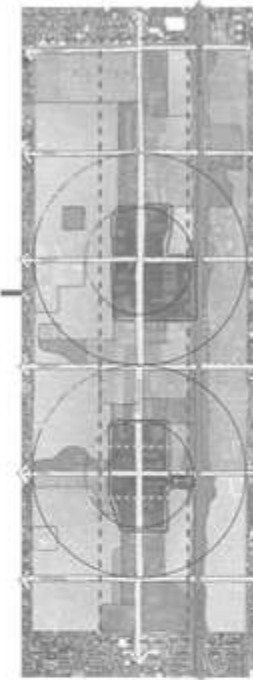
West Growth Area



Southwest Growth Area



Blackstone Corridor



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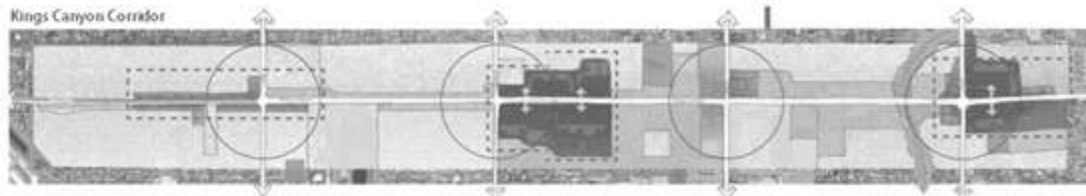
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Kings Canyon Corridor



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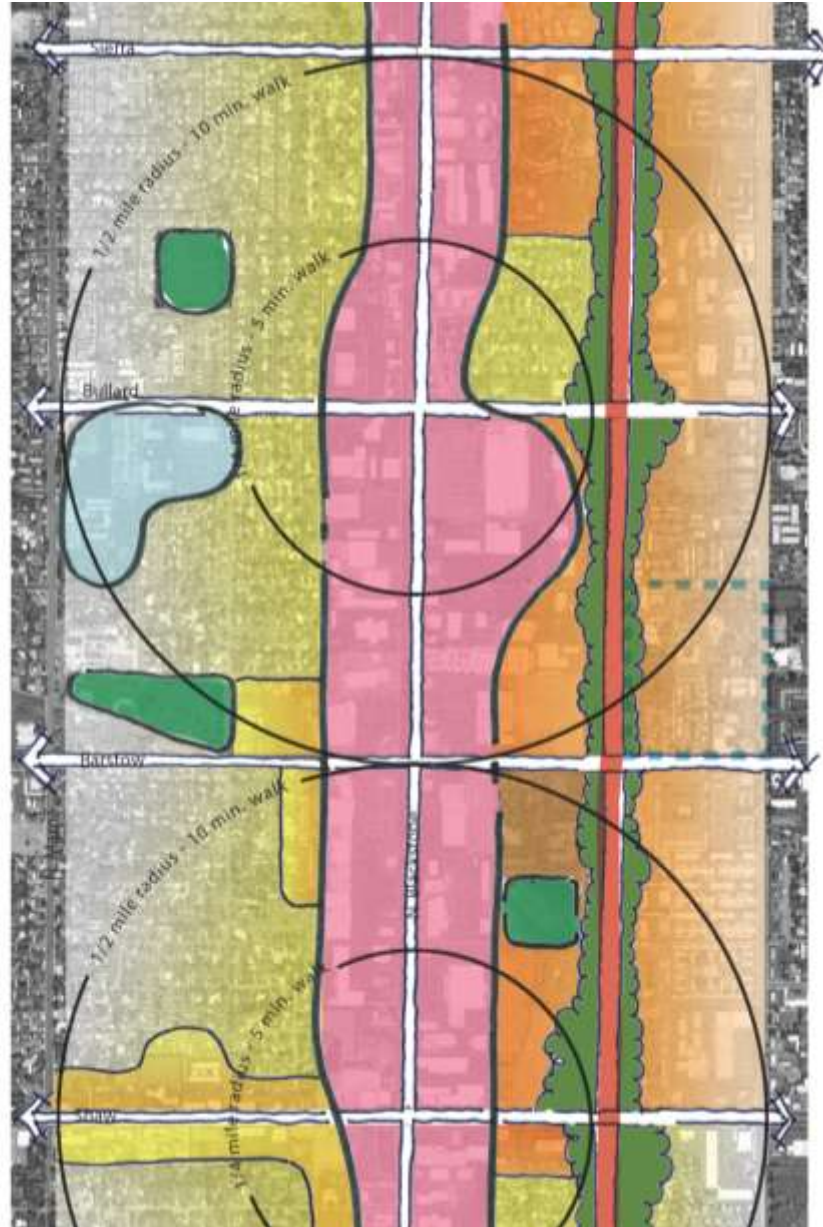
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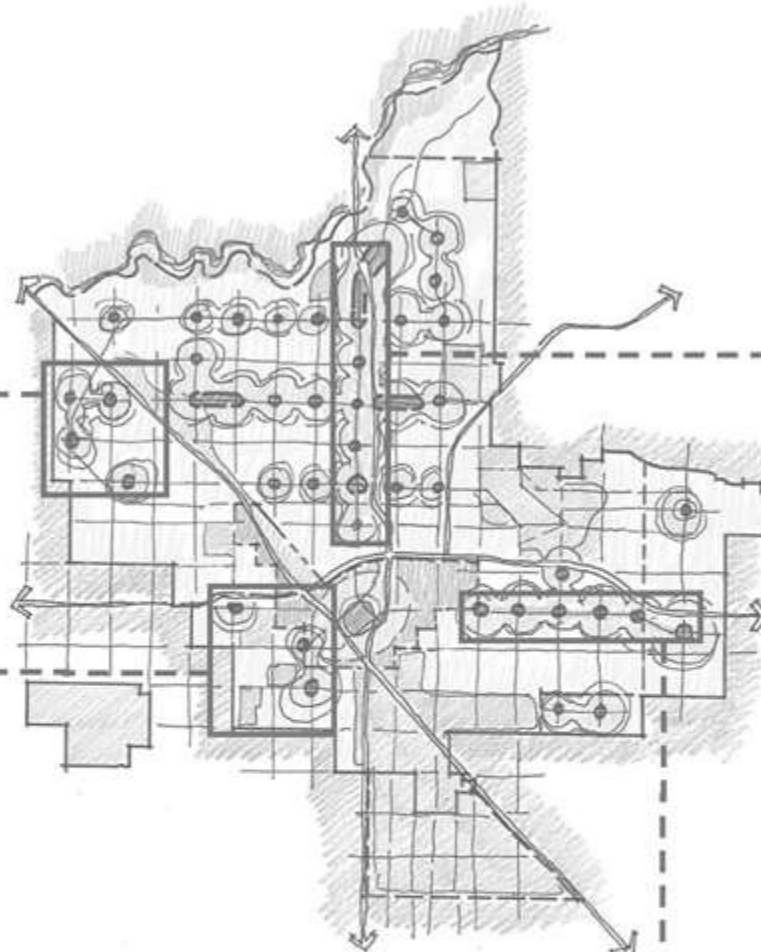
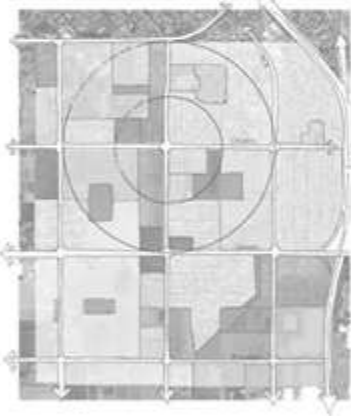


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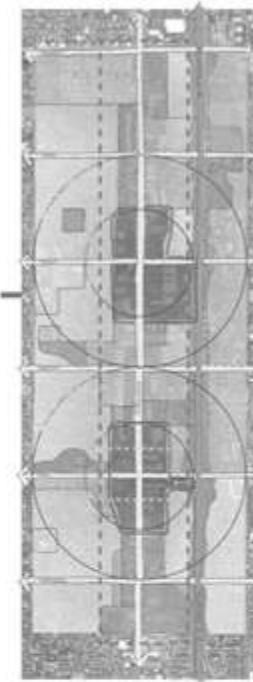
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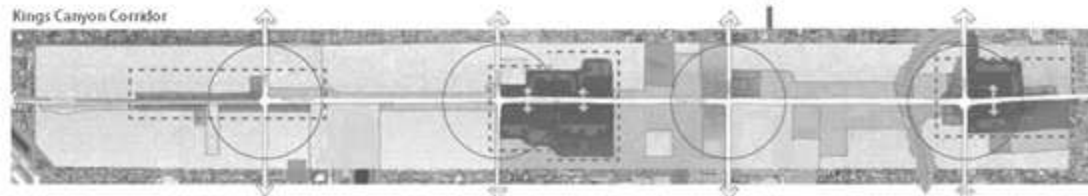
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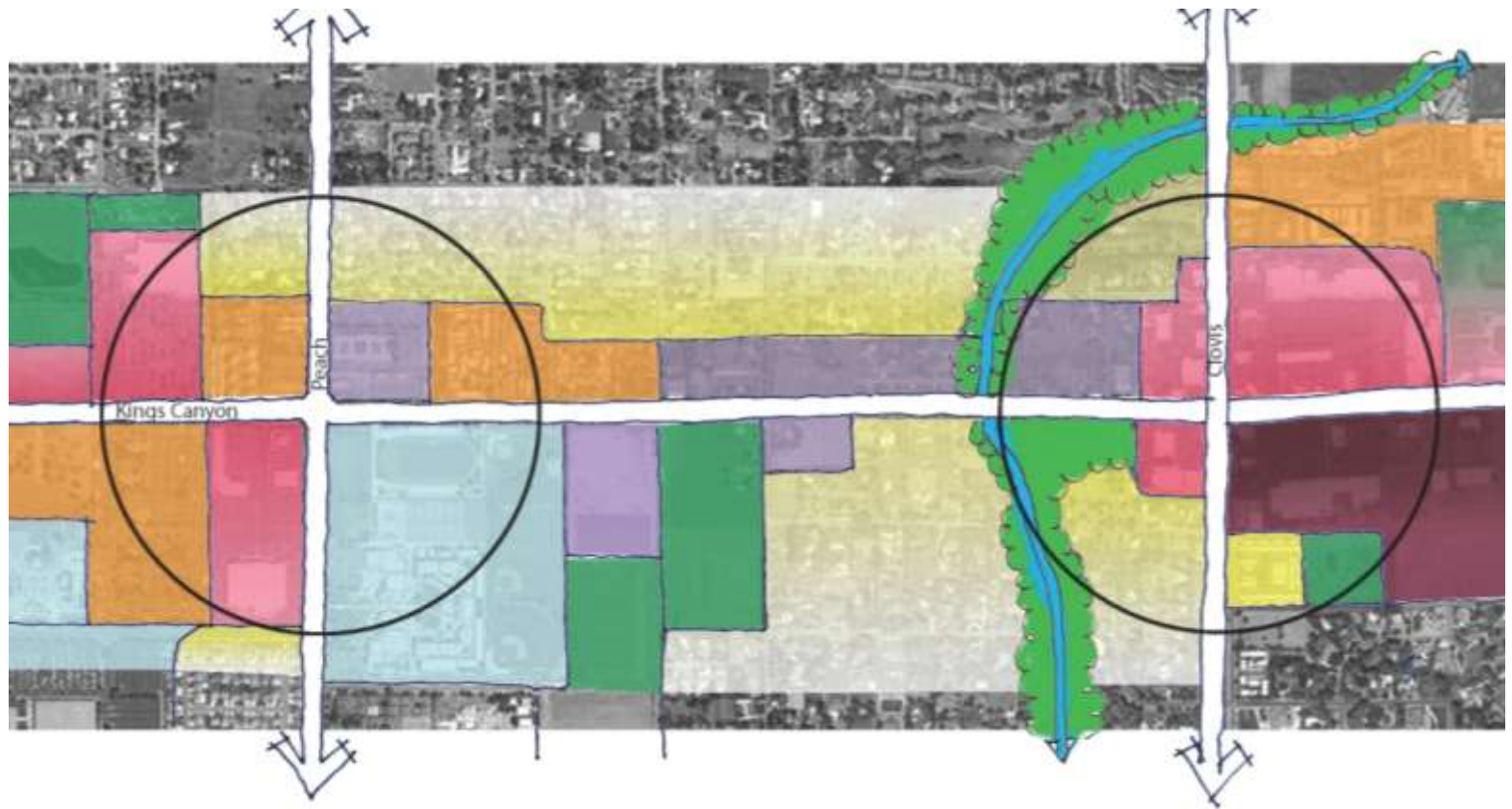
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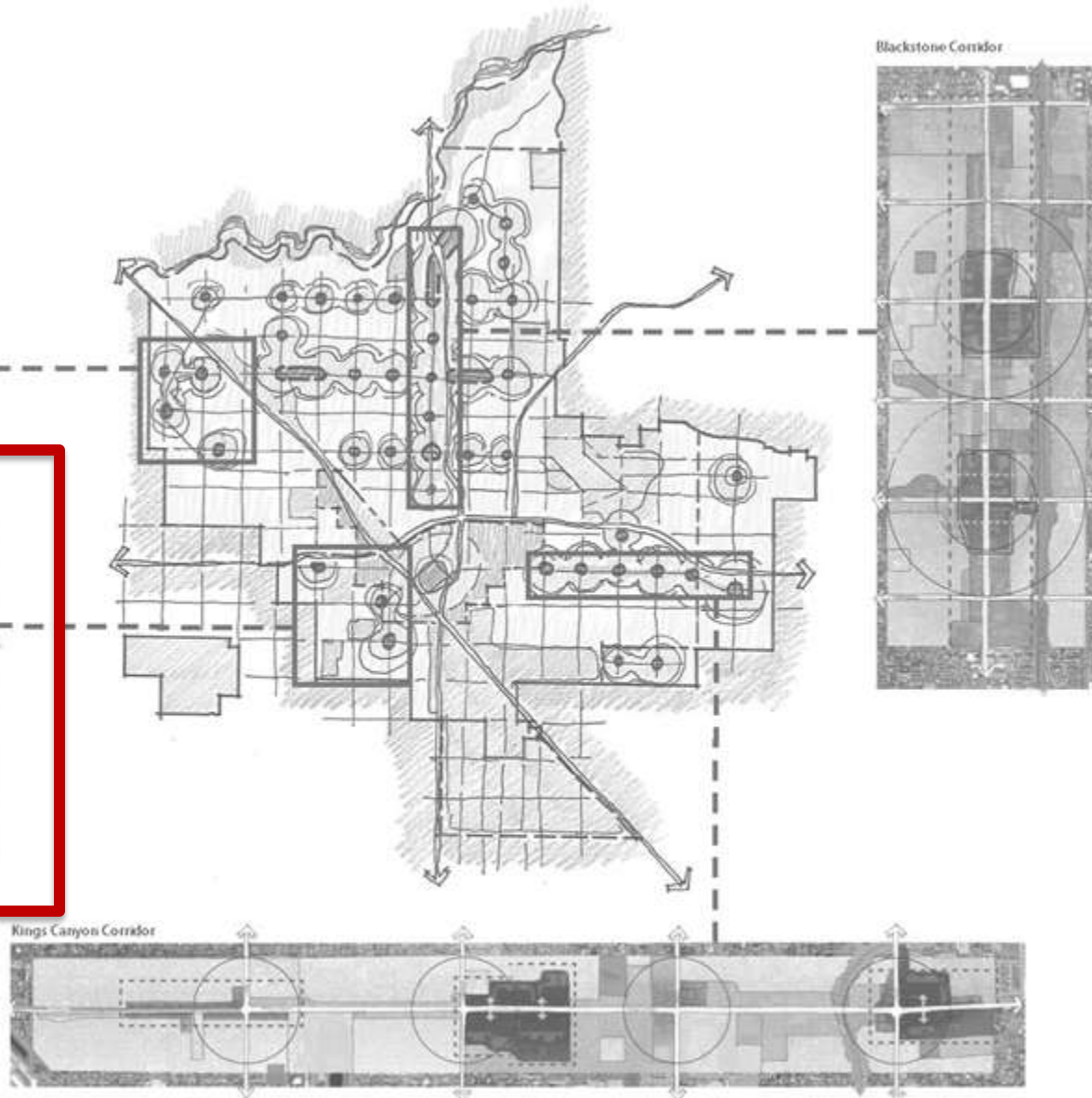
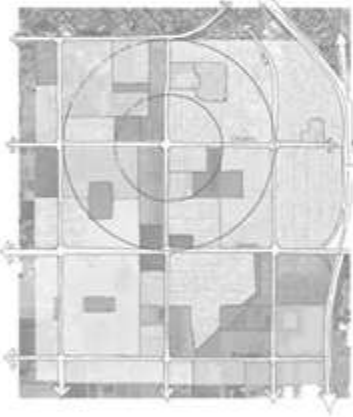


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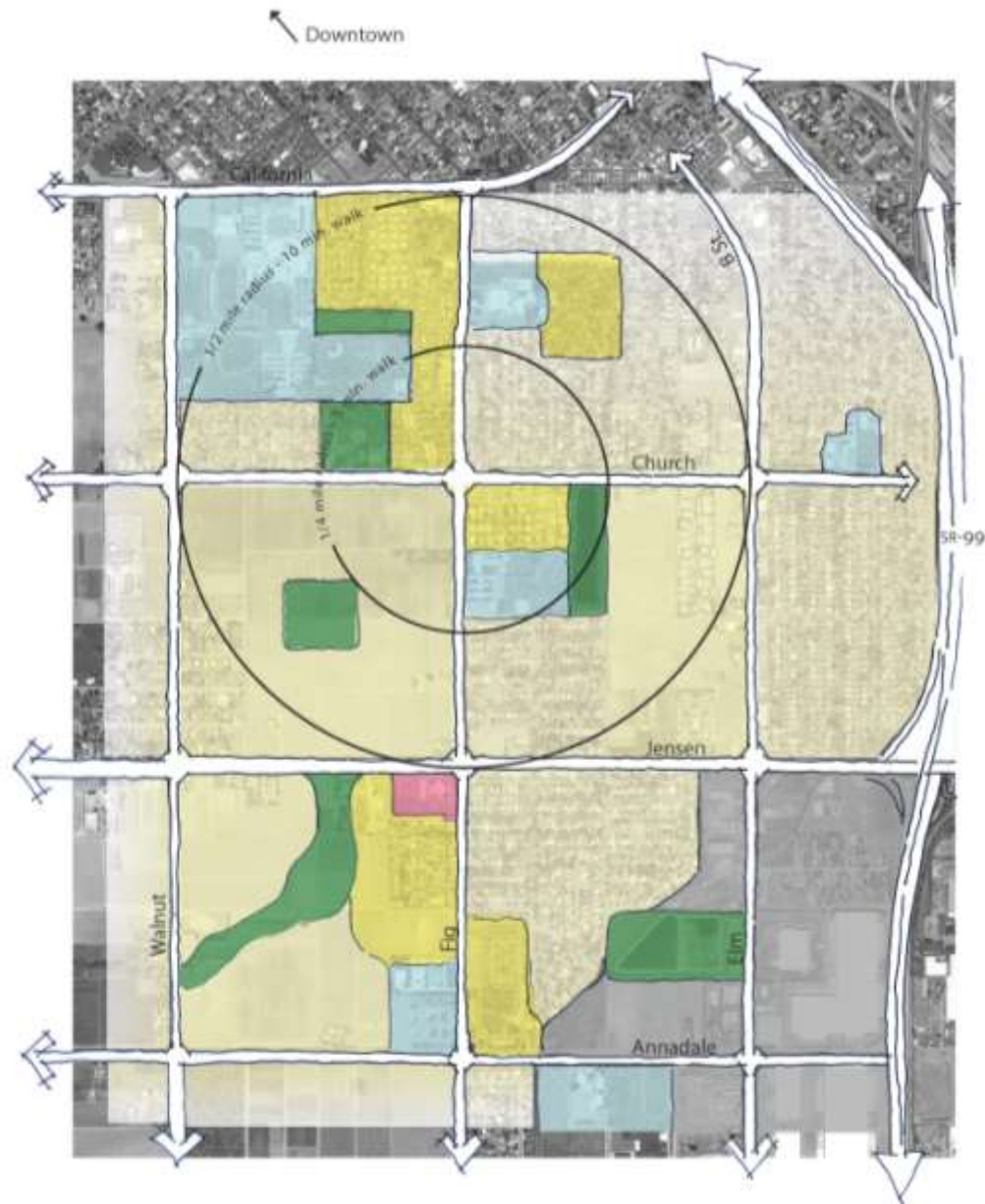
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Southwest Growth Area



Sprawl Repair

Parks & Open Space



Football field with untamed edges



Transit-oriented, high density town center

Building Frontages



Existing big box



Renovated and reused big box bordering a new main street

Streets & Intersections



Suburban commercial strip



Car-oriented environment of a big-box shopping center



Public square as a traffic-calming and place-making device



COLLECTOR/ARTERIAL first phase includes streetscape improvements



Spawl intersection



Neighborhood center intersection



ARTERIAL REPAIR: first phase includes streetscape improvements such as a wide median for future transit

Urban Infill



Suburban drive-through



Existing parking garage



Existing strip center



Existing commercial megablock



Linear buildings on a main street



Repaired mixed-use urban building



Conversion into a recycling center



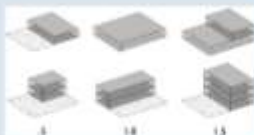
Repaired urban fabric with mix of uses and open spaces

Examples

LAND USE CLASSIFICATIONS

FAR / Floor-to-Area Ratio

FAR is a method of measuring relative land development. It is a ratio of building floor area to the size of a parcel of land. Depending on building heights, FAR can be fulfilled in many configurations. An FAR of 1.0 can mean a one-story building that covers an entire parcel, or a two-story building that covers half the parcel, as illustrated to the right.



Housing Units per Acre

Residential density is typically measured as the number of housing units (houses, apartments, or condos) that could fit in an acre. For instance, a neighborhood of houses on 6,000 square foot lots - a typical small lot size - has a density of 7.26 housing units per acre (houses).

RESIDENTIAL USES

Low Density Residential

Single family detached housing, as well as parks, recreation facilities, and schools. Special zoning will be required for corner stores, liquor, convenience, and limited office and low-work uses within specifically identified geographic areas.



Low Density Residential, 2 - 3 units

Medium Density Residential

Accommodates a mix of housing types, from small-lot starter homes, zero-lot-line developments, and duplexes, to townhomes and garden apartments. Supportive uses (grocery, schools, health and safety facilities, corner stores, and limited office and low-work) are allowed.



Medium Density Residential, 5.1 - 11 units

High Density Residential

Attached homes, two- to four-plans, and apartment buildings. Also public and semi-public and service uses, community centers, cultural institutions, religious facilities, health and safety facilities, and limited neighborhood-serving retail and services.



High Density Residential, 11 - 31 units

COMMERCIAL AND MIXED USES

Activity Centers - Regional Commercial Mixed Use

Regional retail and mixed-use development in urban-scale buildings up to 5 stories in height. Also medium-scale retail, housing, office, civic and entertainment uses, shopping malls, and supporting uses such as gas stations, hotels, and residential.



Regional Commercial - Urban Center, maximum FAR of 4.0 or 5.0

Corridor Commercial Mixed Use

This new designation allows for either horizontal or vertical mixed-use development, and permits commercial, service, office, and residential uses. At key activity nodes, new buildings may be up to 5 stories in height; along corridors building heights will generally be 3 stories.



Corridor Commercial Mixed Use, maximum combined FAR of 2.5 or 3.0

Neighborhood Centers

Provides for small-scale, pedestrian-oriented commercial development that primarily serves local neighborhoods such as convenience shopping and small offices. Horizontal or vertical residential mixed use is also permitted.



Neighborhood Centers, max FAR 0.75 for commercial, 2.5 for residential mixed use

General/Service Commercial

Intended for a range of retail and service uses that are not appropriate in other areas, such as sites for automobile sales and repair, building materials, storage facilities, equipment rental, wholesale businesses, warehousing, distribution, and retail not typically located in shopping centers.



General/Service Commercial, maximum FAR of 1.0

See Reverse for Industrial, Public Use, and Overlay Districts

INDUSTRIAL USES

Light Industrial/R&D

Light industry as well as research and development uses and office parks. Land with this designation is intended for light manufacturing, warehousing, storage, distribution, research and development enterprises, and secondary office (related customer access) uses with supporting commercial uses for employees on-site.



Light Industrial/R&D, maximum FAR of 0.3

Heavy Industrial

Primary manufacturing, agricultural processing, refining, and similar activities such as warehousing and distribution with supporting commercial services and office space. Retail is not permitted.



Heavy Industrial, maximum FAR of 0.4

PUBLIC USES

Public/Institutional

The public/institutional classification applies to lands owned by public entities, including City Hall and other City buildings, County buildings, schools, the Municipal Airport, and hospitals. It also includes public facilities such as fire and police stations, recycling centers, and sewage treatment.



Public/Institutional, no maximum FAR

Parks and Recreational Facilities

The park designation applies to both public and private recreational sites and facilities, including neighborhood, community, and regional parks, recreation centers, golf courses, and other open space areas.

Open Space and Conservation
Intended to preserve publicly owned open space lands, environmentally sensitive land and habitats, and waterways in their natural state.



OVERLAY DESIGNATIONS

Boulevard Overlay

Applies to streets and roadways identified as boulevards on the General Plan Circulation Diagram. Policies and standards will protect and enhance the streetscape, ensuring the boulevards are of special quality.



Scenic Corridors

Street segments designated as scenic corridors in the General Plan. Land uses within these areas will face additional scrutiny regarding signage, parking and landscaping, landscaping requirements, and building design (uses, forms, etc.).



Residential Neighborhood Overlay

The overall intent is to enable "complete neighborhoods" in growth areas, accommodating residential expansion with mix of housing types and a neighborhood center with a mix of civic, retail, and service-oriented uses.



Walkable Retail District Overlay

Allows the conditions found in the Town District and other walkable retail areas. Narrow streets, small parking lots, reduced parking requirements, and wide sidewalks accompanied by landscape and storefront specifications. Land use mixes permitted without need for approval or review.



See Reverse for Residential, Commercial, and Mixed Use



A Growth Area Town Square



Bikes, Cars and Pedestrians in a Growth Area



Mixed-Use High Density



Wide Sidewalks



Multi-Family



Mid-Rise Mixed-Use



A Growth Area Village



Mixed-Use Intersection



High Density around a Park



An Almost Complete Street



Mid-Rise Mixed-Use



Pedestrian Environment in Clovis



Parking



Small Scale Infill



Parking Garage Wrapped by Multi-Family



Small Scale Town Square



Retail Intersection



Multi-Family



Office



Urban Public Space



A Comfortable Street Edge



Pedestrian Street



A Comfortable Street Edge



Urban Housing



Small-Scale Horizontal Mixed-Use

Discussion

Discussion

Exploring Three Alternatives and Some Potential Policies

- *What are your thoughts about the Alternatives?*

A + B

Maintain the current Sphere of Influence, carefully increasing density in corridors, centers and compact communities to accommodate growth.

C Expand the Sphere of Influence to accommodate growth, maintaining current planning densities and land use patterns.

D + Other potential alternatives that you envision?